

Errata Sheet

Imagine East Bank Vision Plan – Metro Nashville Planning Department

The original draft of the vision plan, and an online survey, were released on August 22, 2022, followed by over a month of community and stakeholder engagement. The online survey closed at midnight on September 30, 2022. A revised draft of the vision plan was uploaded, along with this errata sheet, on October 4, 2022, for the October 6, 2022, MPC public hearing.

The following changes were made to the vision plan from the original draft:

8/22 draft		10/6 MPC Version	
pg #	content	pg #	content
xx	n/a	xx	added the following under 2. Advance Livability through implementation: "The city's new Office of Economic Growth and Small Business Development should deploy strategies that lead to long-term, stable opportunities for small, local and minority-owned businesses on the East Bank."
xxi	n/a	xxi	added the following under 4. Invest in performative and resilient outdoor spaces: "Lay-back the Cumberland River bank in various locations on the East Bank and in River North, and provide (on Metro-owned land) or encourage (on privately-owned land) various waterfront programming and amenities as desired by the community, such as open space and/or boating investments."
xxii	n/a	xxii	updated legend and labels on illustrative plan a; noted potential lay-back areas
xxiv	n/a	xxiv	updated legend and labels on illustrative plan b; noted potential lay-back areas
32	n/a	32	added community input call out box with feedback from Summer 2021 Planning + Design Workshop meetings
33	n/a	33	made "the east bank and the floodplain" legend consistent with other legends in the document, and added detail about what the 100- and 500-year floodplains are
37	n/a	37	added "6. Feedback and Adoption" to the list of phases
38	n/a	38	added callouts to the timeline
39	n/a	39	added "Phase 6: Feedback and Adoption" box and added callouts to timeline
41	n/a	41	updated "engagement by the numbers" to read as: 21 months/50+ public meetings/1,200+ attendees/200+ technical meetings/1,100+ email subscribers/1,700+ survey respondents
41	n/a	41	added a fourth engagement summary document - "Draft Vision Plan Community + Stakeholder Engagement Summary"
54	n/a	54	added sentence at end of first paragraph: "Mixed-income housing and neighborhoods seek to alleviate the harms of concentrated poverty and have been shown to promote neighborhood improvements, including increases in housing quality and public safety." and source
55	n/a	55	added sentence at end of "phased approach to housing goals" section: "The phasing of the East Bank redevelopment will ultimately be determined by the final location of the Titans Stadium."

56	Dedicated units in a building should be comparable to unrestricted units in terms of bedroom size and quality.	56	Dedicated units in a building should be comparable to unrestricted units in terms of room size, bedroom quantity, construction standards, and amenity access.
56	n/a	56	added "Sharply limit the use of short-term rentals" under the housing on metro-owned land section of the guiding principles for future housing goals
56	While it is too early to identify housing goals for the East Bank at this time, the following guiding principles have been established to use when the time to formalize goals arrives.	56	<p>To develop housing goals for the East Bank that addressed the needs and input of the larger community, multiple housing-specific public engagement opportunities were offered, in addition to consulting the Affordable Housing Task Force. Notably, the Affordable Housing Task Force is composed of a diverse set of housing practitioners and has been engaged since 2021 to identify solutions to address the city's housing challenges.</p> <p>The Affordable Housing Task Force analyzed relevant data and the public's feedback to develop housing benchmarks for the East Bank's Metro-owned land that advance affordability while emphasizing economic integration. These benchmarks set a vision for a mixed-income community and represent the goals of the land in aggregate rather than per individual building. For the first phase of development on the East Bank, the benchmarks for the Metro-owned land dictate that:</p> <ul style="list-style-type: none"> - at least 20% of units target households earning between 61-80% AMI - at least 40% of units target households earning at or below 60% AMI (with a percentage of the units being deeply affordable) <p>As mentioned previously, these benchmarks will be re-evaluated for appropriateness in future phases of development.</p>
56	Each phase of development on Metro-owned land should include dedicated units.	56	<p>Each phase of development on Metro-owned land should include dedicated units. To ensure that dedicated units are attainable, properties on Metro-owned land should:</p> <ul style="list-style-type: none"> - Prohibit source of income discrimination. - Require holistic tenant selection and application review that may enable tenancy for individuals with limited credit, eviction histories, and/or criminal records.
56		56	<p>added "- Metro will explore development of both ownership and rental options.</p> <p>- Metro should develop affordable housing in conjunction with the development of a mobility hub."</p>
56	n/a	56	added "- Provide accommodations for individuals with disabilities."

56	Metro will make a variety of tools and resources available to incentivize affordability, including but not limited to: » Setting aside Metro-owned land in each phase to achieve deeper affordability mixes. » Expanding the affordable housing toolkit to provide more resources and responsive policies that make the development of mixed-income housing more feasible. » Supporting Low-Income Housing Tax Credit (LIHTC) applications. » Educating and encouraging developers to pursue opportunities through other local, state, and federal programs.	deleted
57	Utilizing a portion of the East Bank's Metro-owned land to create housing is key to ensuring affordable units are available. However, Metro will need to use many tools to achieve this. On top of aggressively pursuing state and federal funding, local funds will be a critical component.	57 Achieving affordability throughout the East Bank is a priority on both Metro-owned land and through partnerships with private property owners. Utilizing a portion of the East Bank's Metro-owned land to create housing is key to ensuring affordable units are available. In addition, Metro commits to actively pursuing all resources and utilize many tools to achieve this. On top of aggressively pursuing state and federal funding, local funds will be a critical component.
57	n/a	57 added "- Infrastructure Participation Agreements"
ch. 5	entire ch. 5	ch. 5 reorganized the way we go through the proposed urban street grid (section 5.1 in this new version; introduced the idea of modal prioritization for each corridor earlier in the chapter; consolidated the various paragraphs about each street (for example: the east bank boulevard) into one page; replaced/updated maps and legends for transit, bike, and greenway to reflect new street grid; updated narrative for transit, bike, and greenway to incorporate common feedback and updated messaging
	n/a	66 added spread to discuss: "east bank boulevard alternatives": "During implementation, more detailed engineering and design analysis will determine the appropriate street section configuration of the East Bank Boulevard — balancing right-of-way constraints, community preference, connectivity priorities, and streetscape experience. The most critical elements to the vision of the proposed East Bank Boulevard are dedicated transit lanes, sidewalks, and landscape. If an alternative to the proposed street section were to be developed, it should not come at a loss (in full or in part) of these elements. Two preliminary alternatives (shown below) include bicycle facilities, in place of one vehicular travel lane in each direction."
	n/a	70 added new conceptual rendering of the East Bank Greenway
65	n/a	73 added "Additional connections to and from Downtown Nashville to be explored through the ongoing study: ConnectDowntown"
84	subheader: "restoring the river bank to reduce flooding"	86 changed subheader to "Laying Back the River to Reduce Flooding"
84	"This plan proposes riparian edge framework for the Cumberland River on the East Bank that mitigates..."	86 "Riparian edge framework strategies, such as laying back the Cumberland River, will mitigate..."
93	consolidated "improve river access to cumberland park" text box (pg93 in draft) with paragraph 2 from pg88 in draft	88 "cumberland park access" text box
88	River Access Points map and caption	90 Updated map, and replaced caption with a legend

88	Strategies for Improving River Access	90	updated section to better communicate efforts to improve access from land to water, and from water to land.
88	n/a	90	added "Lay Back The River Bank" subsection under "strategies for improving river access"
91	Existing Riverfront Park Programs	92	renamed section to "waterfront programming" and updated section to better communicate existing, proposed, and desired waterfront programming — including boating amenities
90	call out boxes	93	incorporated call out boxes for Wharf Park and Riverfront Park into an updated legend: "existing and proposed riverfront activation" and added additional points to map, as well as a description of East Bank Park and its function as a lay back area
90	n/a	93	added potential lay back area locations and a note that they are envisioned to expand waterfront access and programming options desired by the community
94	Throughout the public visioning process, many boating enthusiasts ...	96	<p>Throughout the public visioning process, Nashvillians expressed their desire to better engage with the Cumberland River. A key goal of the Imagine East Bank vision is to encourage and create new activity in the water and along the river — bringing people closer to the river than ever before. This, in turn, will create additional value in the upland areas of the East Bank.</p> <p>Boating enthusiasts especially expressed a desire for new investments on the river — including recreational boating and waterborne transportation opportunities. The Cumberland River in Nashville could be more widely used by boaters if adequate infrastructure and amenities were present to support them. Such investments can range from smaller scale investments such as overlooks, docks, and kayak launches (far right image), to larger scale investments such as a marina with overnight boat slips, fueling stations, water/electricity hookups, etc. Activation of these spaces on the land side can also come at different scales — the below image shows active use restaurant/retail on the waterfront, adjacent to boating facilities, where other concepts show intergration into natural planting areas.</p> <p>The opportunity to activate the Cumberland River extends far beyond the East Bank, however, the four planned lay-back areas on the East Bank and in River North, provide great opportunities for various waterfront programming. Boating facilities integrated into these lay-back areas are envisioned at multiple locations on the East Bank in order to create robust and cohesive infrastructure.</p>
94	sketch "large scale" waterfront investment of marina	96	replaced with rendered "large scale" waterfront investment of marina
94	n/a	97	broke out next steps from main paragraph and made each next step a bullet point to improve readability
107	under "great streets": "Prioritize tree planting and investment in infrastructure to support the growth of a healthy tree canopy"	109	under "great streets": "Prioritize native tree planting and investment in infrastructure to support the growth of a healthy tree canopy"
107	n/a	109	added "limit sidewalk vending" under "great streets"

108	n/a	110	added "Utilize best practices for sustainability, including but not limited to: reusing grey water, installing solar panels and other energy efficient equipment, energy and environmental building design (such as LEED), allocating space for traditional recycling and food waste diversion, etc." under buildings
111	n/a	113	added "Provide EV-ready parking spaces to incentivize residents, workers, and visitors to drive electric vehicles" under parking and curbside management
127	2. advance livability through implementation: item #2: "Explore strategic funding or policy models and partnerships that link development with community objectives for equitable and affordable housing, workforce development, and educational attainment."	128	moved to item #8 under "9.2 In-Process Action Items"
130	multimobility: item #3: "Consider partnering with the private sector to build mixed-use buildings on the same block and/or on top of the mobility hub."	132	Consider partnering with the private sector to build mixed-use building, including those that prioritize affordable housing, on the same block and/or on top of the mobility hub.
131	equitable and affordable housing: item #2		deleted
131	equitable and affordable housing: item #1: "Utilize the guiding principles, as outlined on pg. 56, to establish housing goals for the East Bank at each phase in the area's development"	133	Utilize the guiding principles, as outlined on pg. 56, to guide implementation and accountability for the housing goals on the East Bank.
133	further analysis and future studies: item #5: "Work with the Planning Department's Housing Division and community groups to develop an East Bank Housing Plan that considers how the East Bank will be able to support long-term housing attainability and affordability."	135	changed to: "Further engage the Affordable Housing Task Force and the community to assist in establishing clear housing benchmarks for future phases of development."
133	n/a	135	under "further analysis and future studies", added item #8: "Retain a consultant to conduct a social and economic impact study to help Metro and future developers understand the impacts of construction to the immediate and surrounding neighborhoods, as well as what the impacts of a new development that utilizes government financing tools will be on small, minority businesses that operate nearby and could operate within the East Bank."
various	renderings	various	updated to include more diverse populations